

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: October 16, 2009

TO: Nicole Steele, Project Manager
Department of Planning

FROM: Marc Lewis-DeGrace, Transportation Planner *MLDG*

SUBJECT: SPEX 2009-0011, SPEX 2009-0024, CMPT 2009-0002 – Potomac Radio
First Referral

Background

These Commission Permit (CMPT) and Special Exception (SPEX) applications propose AM radio station towers and associated equipment in the Planned Development - Industrial Park (PD-IP) zoning district. The site is located on the east side of Loudoun County Parkway north of Aquia Way. Access to the site is via an existing entrance from Loudoun County Parkway. A vicinity map is provided as *Attachment 1*.

In its consideration of these applications, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on August 20, 2009, including (1) a statement of justification, dated February 27, 2009 and revised through July 13, 2009, (2) a traffic impact letter, dated February 26, 2009, and (3) a Special Exception plat (plan set), dated February 2009, prepared by Patton Harris Rust & Associates.

Existing, Planned and Programmed Transportation Facilities

According to the Revised General Plan, the site is located within the Suburban Policy Area (Ashburn Community). Major roadways serving the site are described below. OTS' review of existing and planned transportation facilities is based on the 2001 Revised Countywide Transportation Plan (2001 Revised CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

Loudoun County Parkway (Route 607) (segment from Route 7 south to Route 625) is a controlled access minor arterial constructed for the most part as a four-lane median divided (U4M) facility within a 120-foot ROW (there is a short two-lane segment between Gloucester Parkway and Redskins Park Drive). Where constructed to a four-lane section, left- and right-turn lanes are in place at all intersections. A grade-separated interchange is under construction at Route 7. Per the 2001 Revised CTP, this segment of Loudoun County Parkway is will remain classified as a minor arterial when ultimately expanded to a six-lane divided (U6M) facility.

The *'2003 Bike & Ped Plan* categorizes this segment of roadway as a "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. There are currently no bicycle or pedestrian facilities along this section of Loudoun County Parkway.

Review of Submitted Traffic Statement

The Applicant's submitted traffic letter (dated February 26, 2009) reviewed current and future traffic conditions in the area. The site is vacant land north of the Loudoun Water facility located on Loudoun County Parkway. Vehicles accessing the site will use an existing truck entrance located approximately 900 feet north of Aquary Way. There are left- and right-turn lanes at the truck entrance. The Applicant does not anticipate any significant trips generated during construction or use of the AM radio station towers. Relevant portions of the letter are summarized below.

Existing (2009) Traffic Volumes

PM traffic counts were taken on Wednesday, February 18, 2009. The counts found that during the PM peak hour there were 51 vehicles per hour (vph) turning north and 53 vph turning south at Aquary Way, and there was "very little" traffic observed using the truck entrance. The traffic counts also found that there were 407 vph traveling southbound and 731 vph traveling northbound along Loudoun County Parkway.

Summary

Access to the site will be via an existing roadway. The proposed use will attract approximately one vehicle trip per month. The Applicant does not see any mitigation necessary based on this application.

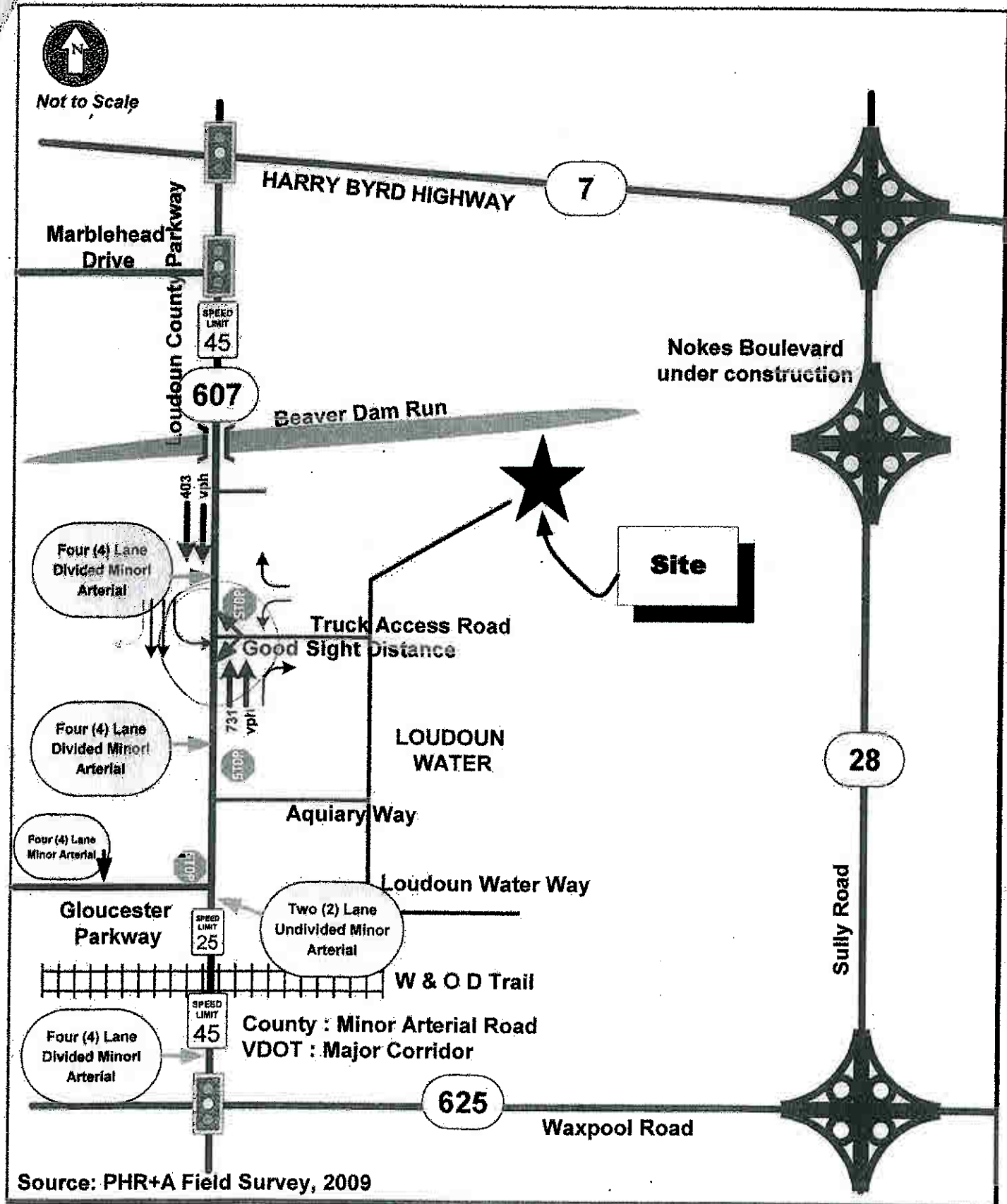
Conclusion

OTS has no objection to the approval of these applications.

ATTACHMENT

1. Site Vicinity Map

cc: Andrew Beacher, Assistant Director, OTS
Lou Mosurak, Senior Coordinator, OTS



PHR+A

Potomac Radio

February, 2009

2009 Traffic Conditions

10347-4-0

**Figure
B**